

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Arletta Street Rezone, Rezone from A-1 (Agriculture) to C-3  
(General Commercial and Wholesale) (Hugh Harling, Applicant)  
**DEPARTMENT:** Planning & Development **DIVISION:** Planning  
**AUTHORIZED BY:** Matt West **CONTACT:** Jeff Hopper **EXT** 7431

**Agenda Date** 03/02/05 **Regular** ☐ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☒

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL of the requested rezone from A-1 (Agriculture) to C-3 (General Commercial and Wholesale District) for a 5-acre site located on the north side of Arletta Street, 0.3 miles east of SR 434, per the attached staff report (Hugh Harling, applicant); or
2. Recommend DENIAL of the requested rezone from A-1 (Agriculture) to C-3 (General Commercial and Wholesale District) for a 5-acre site located on the north side of Arletta Street, 0.3 miles east of SR 434 (Hugh Harling, applicant); or
3. CONTINUE the item to a time and date certain.

District 3 – Van Der Weide

Jeff Hopper-Senior Planner

**BACKGROUND:**

The applicant is requesting C-3 zoning on property with an Industrial future land use designation. The site of an existing greenhouse facility, the subject property would be combined with an existing commercial site to the north. The rezoned area would be an expansion of that use, which is an outdoor storage lot for RV's and similar vehicles. It is staff's understanding that the greenhouse would be removed and the property would be covered with a stabilized surface suitable for parking. Issues such as access, drainage, buffering and outdoor lighting will be addressed through site plan review subsequent to the rezoning.

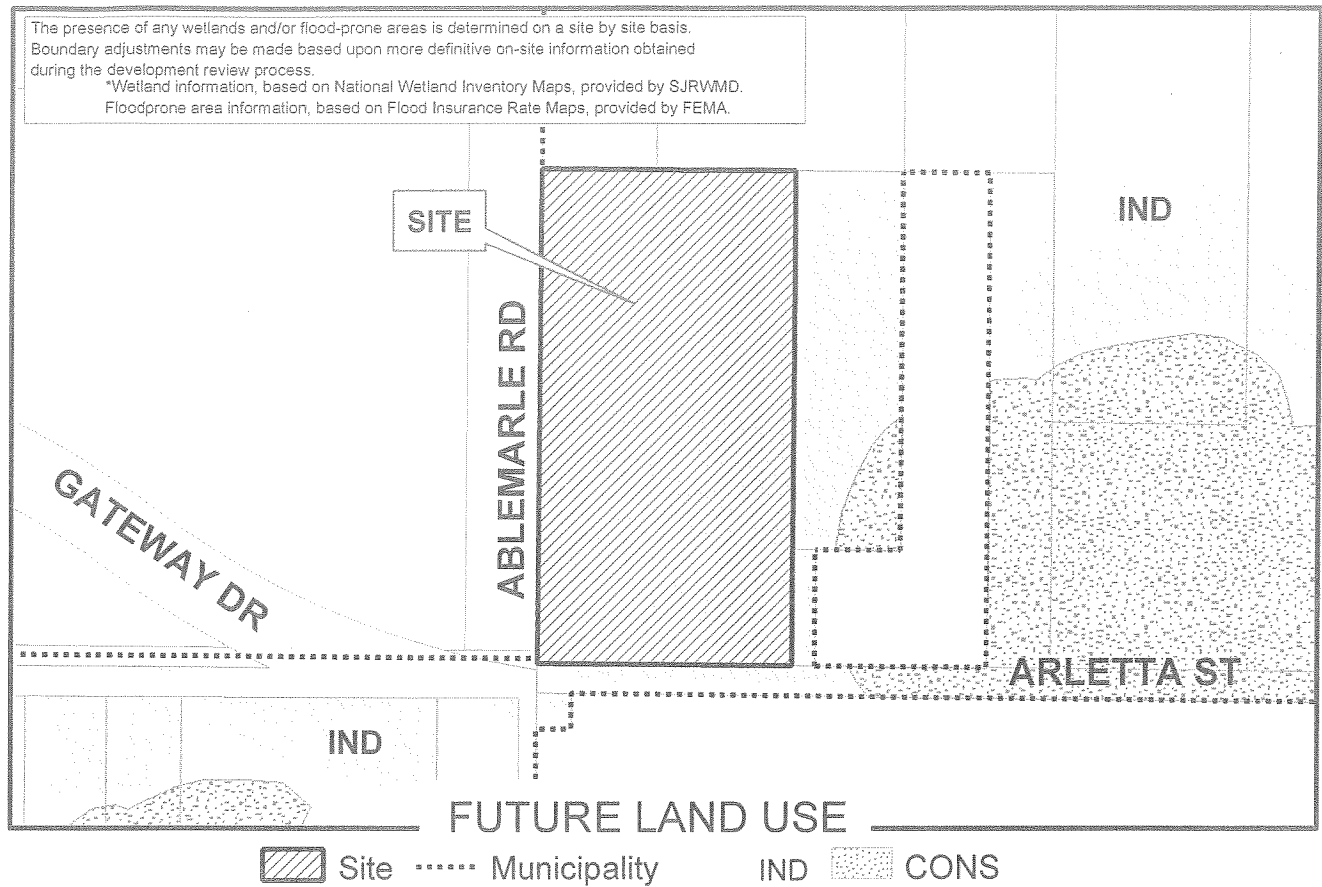
**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request.

**Reviewed by:**  
**Co Atty:** \_\_\_\_\_  
**DFS:** \_\_\_\_\_  
**OTHER:** \_\_\_\_\_  
**DCM:** \_\_\_\_\_  
**CM:** \_\_\_\_\_  
  
**File No.** Z2005-007

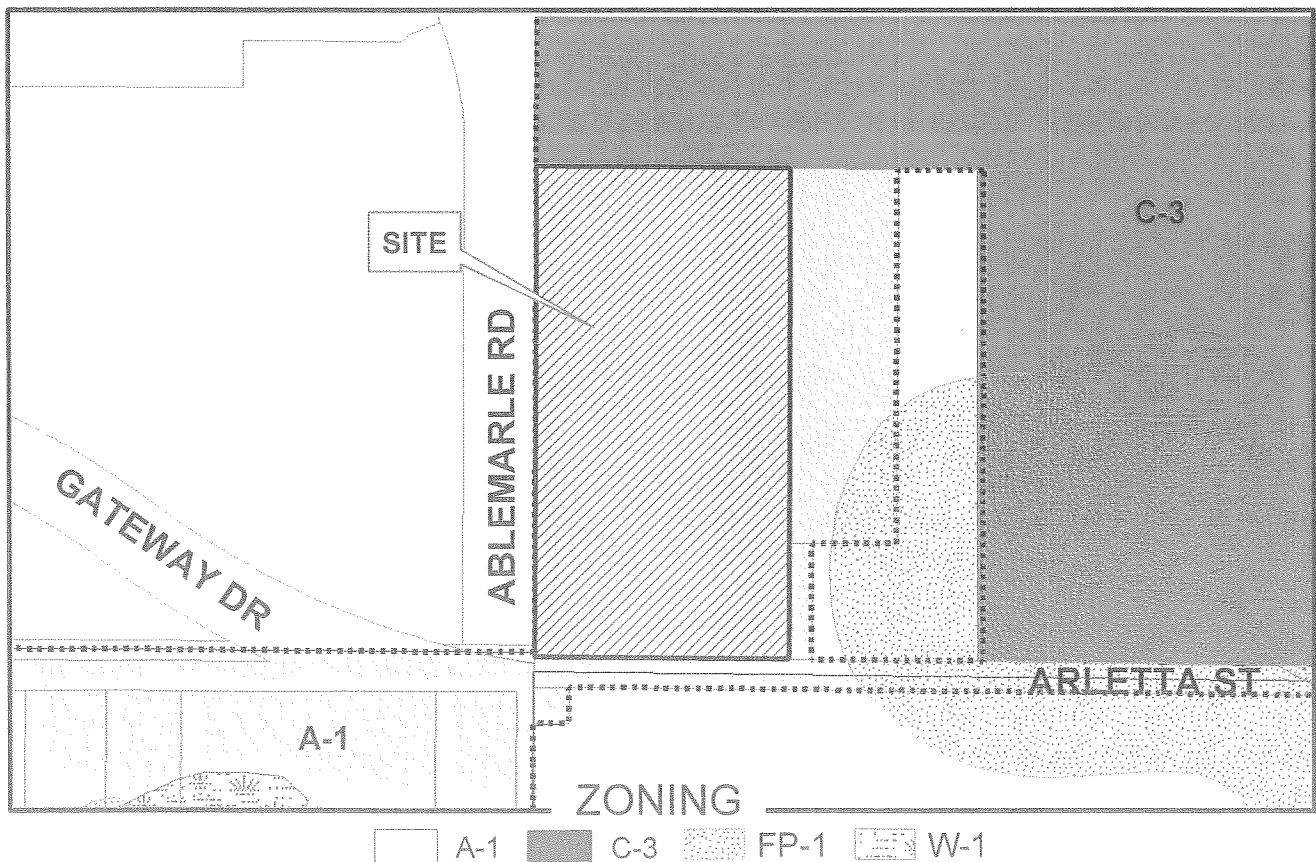
**ATTACH:**

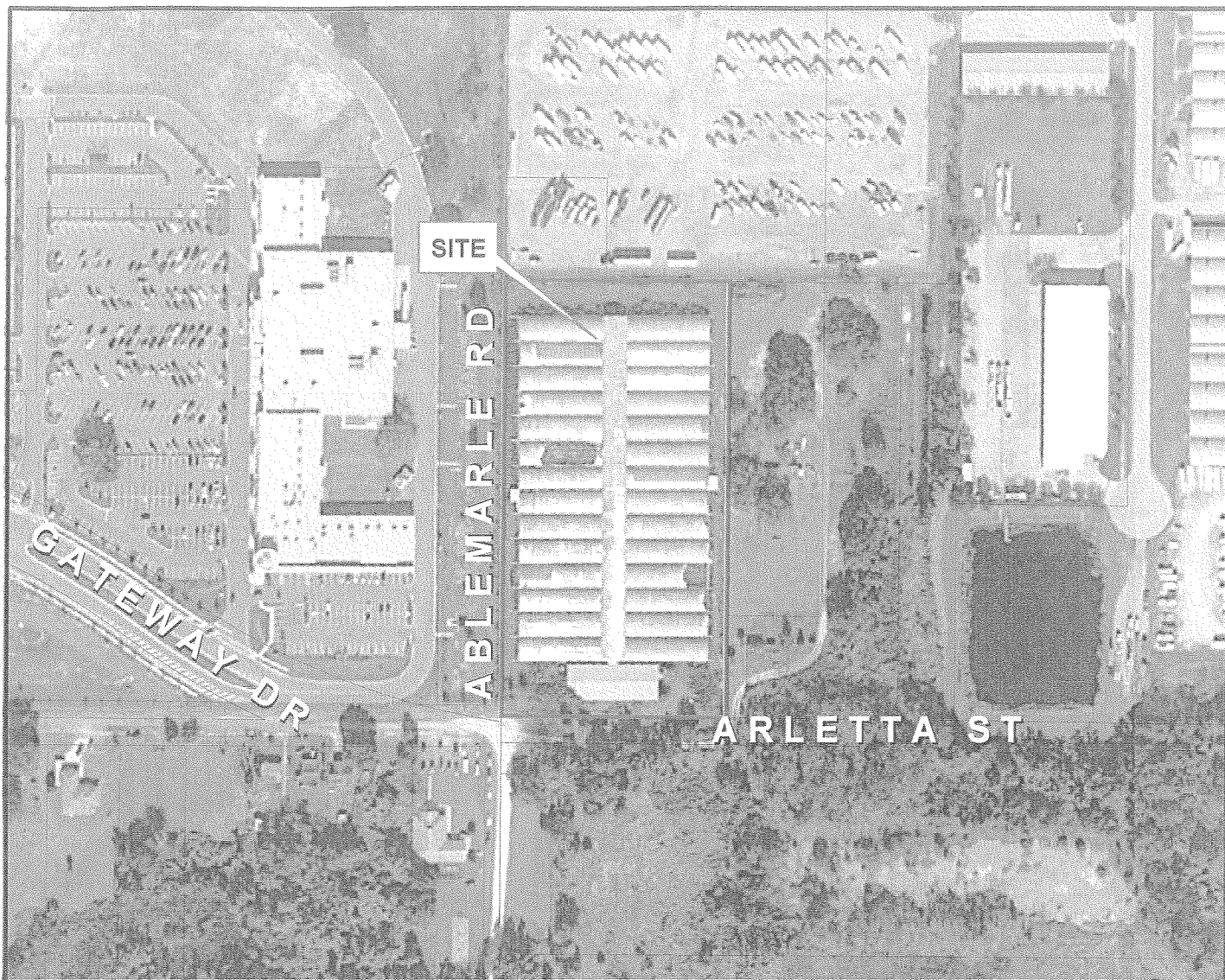
**COLOR MAPS  
AERIAL PHOTO**



Applicant: Hugh W. Harling  
 Physical STR: 22-21-29-300-0230-0000  
 Gross Acres: 5 +/- BCC District: 3  
 Existing Use: Agricultural  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-007	A-1	C-3



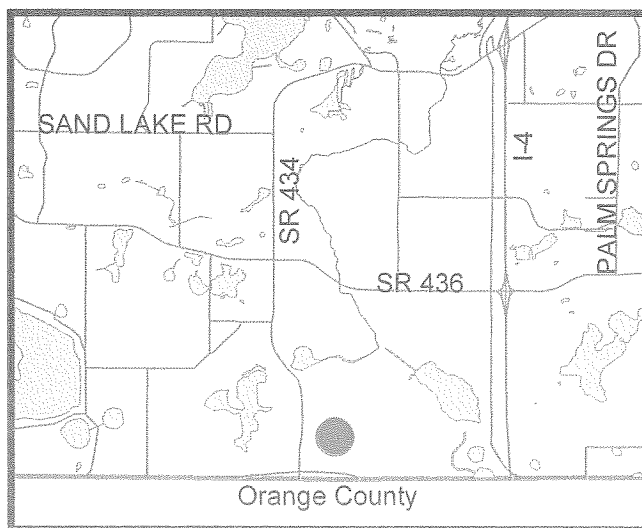


Rezone No: Z2005-007  
 From: A-1 To: C-3

☐ Parcel  
☒ Subject Property



January 2004 Color Aerials



## ARLETTA STREET REZONE

REQUEST INFORMATION		
APPLICANT	Hugh Harling	
PROPERTY OWNER	Robert Hattaway	
REQUEST	A-1 (Agriculture) to C-3 (General Commercial & Wholesale)	
HEARING DATE (S)	P&Z: March 2, 2005	BCC: April 12, 2005
PARCEL NUMBER	22-21-29-300-0230-0000	
LOCATION	North side of Arletta Street, 0.3 mile east of SR 434	
FUTURE LAND USE	Industrial	
FILE NUMBER	Z2005-007	
COMMISSION DISTRICT	3 – Van Der Weide	

### OVERVIEW

**Zoning Request:** The applicant is requesting C-3 on property in the Industrial future land use designation of the Vision 2020 Plan. The site of an existing greenhouse facility, the subject property would be combined with an existing commercial site to the north. The rezoned area would be used for an expansion of the adjacent use, an outdoor storage lot for RV's and similar vehicles.

In redeveloping the site, the applicant would remove the existing agriculture-related structures. As outdoor storage is a permitted use in C-3, the property would be covered with a stabilized surface suitable for parking of large vehicles. Site design issues, such as access to public streets, stormwater management, landscaping, and lighting will be addressed through the required site plan review process. This evaluation would be conducted by the Development Review Division after approval of the requested rezone.

**Existing Land Uses:** Existing land uses on surrounding properties are as follows:

<u>NW</u> Shopping Center	<u>N</u> Vehicle Storage	<u>NE</u> Vehicle Storage
<u>W</u> Shopping Center	<u>Site</u> Greenhouse facility	<u>E</u> SF residential
<u>SW</u> Church	<u>S</u> Vacant	<u>SE</u> Vacant

For more detailed information regarding zoning and land use, please refer to the attached map.

### SITE ANALYSIS

#### **Facilities and Services:**

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.

2. The proposed rezone is consistent with the adopted future land use designation assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan.
3. The site is not in a designated water or sewer service area of Seminole County or any other provider. However, the site is adjacent to the established service areas of Utilities Inc. and the City of Altamonte Springs. Prior to approval of any development requiring such service, the applicant must obtain documentation from one of these providers indicating the availability of service.
4. Information on stormwater capacity and outfall must be provided prior to site plan approval.

**Compliance with Environmental Regulations:** At this time there are no concerns regarding compliance with environmental regulations.

**Compatibility with Surrounding Development:** The proposed C-3 zoning is compatible with the Industrial future land use designation.

**STAFF RECOMMENDATIONS:**

Staff recommends APPROVAL of the request.